Rives Carroll 3405 Ashley Terrace, N.W. Washington, D.C. 20008

February 3, 2003
To: Mr. Geoffrey Griffis, Chair, and the D.C. Board of Zoning Adjustment
Re: Proposed Expansion of National Child Research Center

I have lived in Cleveland Park as a neighbor of NCRC for 29 years. **By becoming a larger educational institution, NCRC, will damage irrevocably the character of the community, zoned for single-family residences.** I urge you to recommend against what I consider inappropriate expansion of a nursery school in the oldest part of the original Cleveland Park streetcar suburb. To quote an early Cleveland Park Historical Society brochure:

> " We welcome innovation in the spirit of the community's heritage; **but discourage changes that could damage the architectural fabric and spirit of the neighborhood** as one that cherishes its homes, families, small business, schools, and open spaces."

RECEIVED
D.C. OFFICE OF ZONING
2003 FEB -6 PM 4:25

While I respect the educational program at NCRC, I fear that its expansion threatens both the **"architectural fabric and spirit of the neighborhood."** I am concerned by a significantly larger institutional facility and by an increase in cars, carpool trips, traffic, congestion, pollution, students, parents, and staff, all in a quiet residential neighborhood. Although the school has made a concerted effort to educate their carpool drivers, they still frequently block Highland Place by double parking and idling, causing a dangerous situation or a bottle neck on this narrow street.

One of the Guideline Principles for Additions, Alterations, and New Construction Within The Cleveland Park Historic District is:

> " We do believe, however, that any visible additions, alterations, or new construction should be **compatible and harmonious in terms of** materials, scale, size, height, placement, and **use in their relationship to existing buildings and structures and the surrounding setting.** In applying these criteria, we support the Secretary of the Interior's Standards for Rehabilitation."

Compatibility and harmony "**in terms of…..use in their relationship to existing buildings and structures and the surrounding setting**" are questionable and unlikely in light of NCRC's expansion plans to create a campus-like space in an area of single-family residential zoning and on a lot located between two narrow streets not intended for traffic as a secondary arteries.

We neighbors take the responsibility of stewardship of this historic area. We have invested a great deal of time, money, and years in our houses and community. Whereas we plan to stay for many more years, the board, families, and staff at NCRC are transient by nature. Those making decisions about the growth of the school today may easily be gone in a few years. We are left with the disruptive results.

I encourage you to recommend against NCRC's plan to expand.

BZA
Case No. 16970
Exhibit No. 101

Board of Zoning Adjustment
District of Columbia
CASE NO.16970
EXHIBIT NO.101